

SUBDIVISION REVIEW SHEET

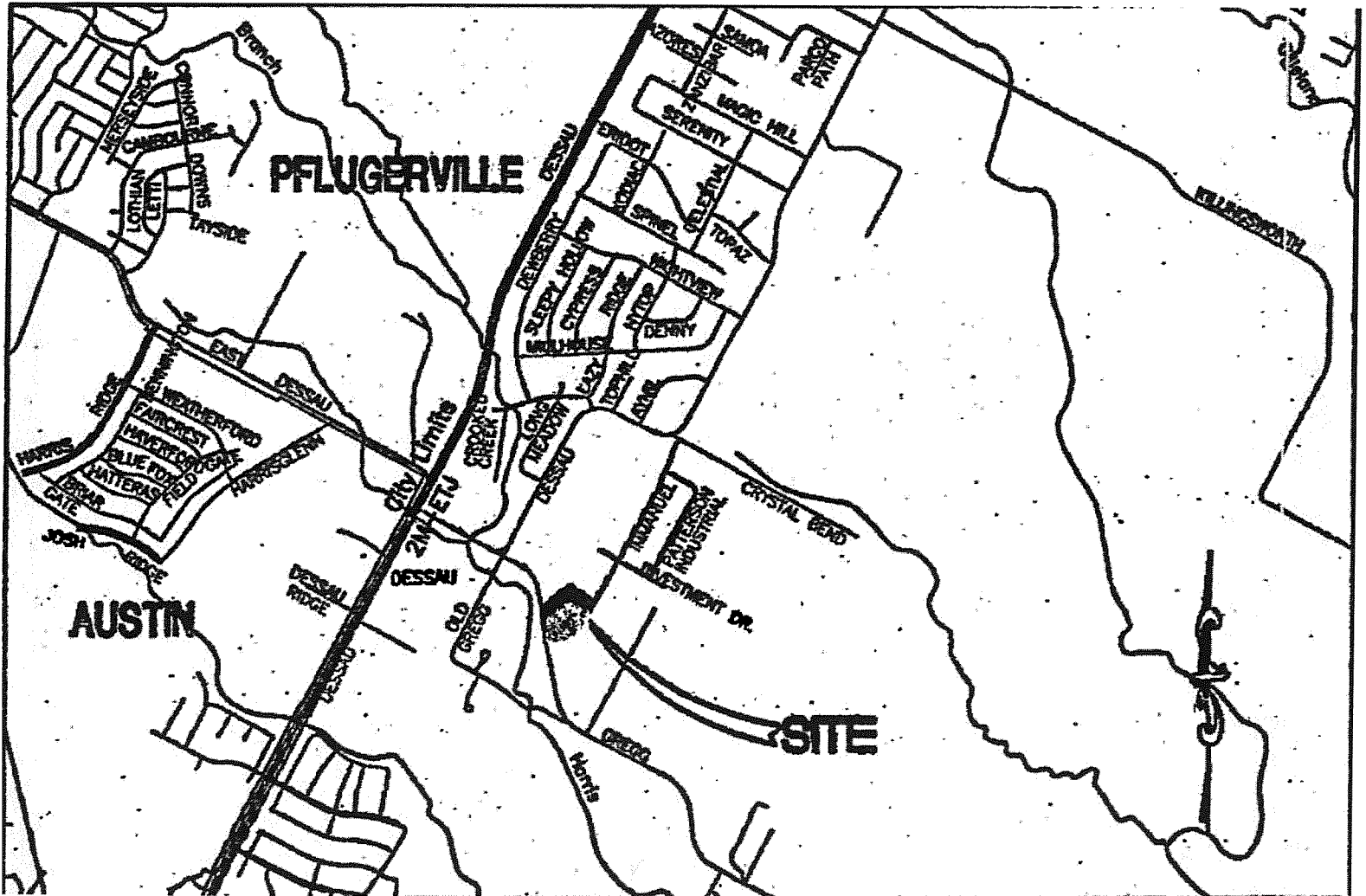
CASE NO.: C8-2018-0059.0A**ZAP DATE:** October 16, 2018**SUBDIVISION NAME:** Dessau Business Park Section Two Resubdivision of Lot 2**AREA:** 5.74**LOT(S):** 2**OWNER/APPLICANT:** MJ Incorporated (Mike Jeter)**AGENT:** PSCE (Mirza Baig)**ADDRESS OF SUBDIVISION:** 13400 Immanuel Rd.**DISTRICT NUMBER:** 1**GRIDS:** MP33**COUNTY:** Travis**WATERSHED:** Harris Branch**JURISDICTION:** Full-Purpose**EXISTING ZONING:** Commercial**MUD:** N/A**NEIGHBORHOOD PLAN:** N/A**PROPOSED LAND USE:** Commercial**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Dessau Business Park Section Two Resubdivision of Lot 2. The proposed plat is composed of 2 lots on 5.74 acres. The applicant proposes to resubdivide the existing Lot 2, into 2 lots, Lot 2A, (3.54 acres), and Lot 2B (1.97) acres. All lots are proposed for commercial use. Access will be provided via East Howard Lane and Immanuel Road. Water, wastewater and electric utilities are all available from the City of Austin. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Don Perryman**PHONE:** 512-974-2786**E-mail:** don.perryman@austintexas.gov



RESUBDIVISION OF LOT 2 BLOCK E DESSAU BUSINESS PARK SECTION TWO

Plat Preparation Date: March 29, 2018
Application Submission Date: April 13, 2018

SCALE: 1" = 50'
graphic scale
0 50 100 150



DESSAU BUSINESS PARK
SECTION TWO
Document No. 200100244

Access Easement
per Doc. 2007222228
and Doc. 2016207795

LOT 3

LOT 1

LOT 2B
1.97 ACRES

LOT 2A
3.54 ACRES

IMMANUEL ROAD (70')

E HOWARD LANE

Legend

- 1/4" Iron Rod Found
- 1/4" Iron Pipe Found
- 1/4" Iron Rod Set with plastic cap
- Imprinted with "Holt Carson, Inc."
- Capped Iron Rod Found (marked "Landmark") (Record Dimension)
- Sidewalk
- ETE = Electric and Telecommunications Easement
- JUA.E = Joint Use Access Easement

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

That, Dessau Crossing, Ltd., acting by and through its President, Michael R. Jeter, owner of Lot 2, Block E, Dessau Business Park Section Two, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200100244 of the Official Public Records of Travis County, Texas, as conveyed to it by General Warranty Deed recorded in Document No. 2004081225 of the Official Public Records of Travis County, Texas, less that portion conveyed to Travis County for right-of-way acquisition by General Warranty Deed recorded in Document No. 2007232432 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014 of the Local Government Code, do hereby resubdivide said Lot 2 in accordance with the attached map or plat shown hereon to be known as

RESUBDIVISION OF LOT 2 BLOCK E DESSAU BUSINESS PARK SECTION TWO

and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the 11 day of September, A.D. 20 18

Michael R. Jeter
Michael R. Jeter, President of
Dessau Crossing, Ltd.
2400 Investment Drive
Austin, Texas 78760

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the 11 day of September, A.D. 20 18, did personally appear Michael R. Jeter, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC

Printed Name Cynthia D. Hinch

Commission Expires 11-11-18

